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HOUSE BILL 2757

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State of Washington                      60th Legislature                      2008 Regular Session

By Representatives Hudgins, Anderson, and Schual-Berke

Read first time 01/16/08. Referred to Committee on Local Government.

1            AN ACT Relating to prohibiting port districts from engaging in  
2 residential real estate development projects; and amending RCW  
3 53.08.020, 53.08.080, 53.08.245, and 53.08.400.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5            **Sec. 1.** RCW 53.08.020 and 1963 c 147 s 3 are each amended to read  
6 as follows:

7            (1) A port district may construct, condemn, purchase, acquire, add  
8 to, maintain, conduct, and operate sea walls, jetties, piers, wharves,  
9 docks, boat landings, and other harbor improvements, warehouses,  
10 storehouses, elevators, grain-bins, cold storage plants, terminal icing  
11 plants, bunkers, oil tanks, ferries, canals, locks, tidal basins,  
12 bridges, subways, tramways, cableways, conveyors, administration  
13 buildings, fishing terminals, together with modern appliances and  
14 buildings for the economical handling, packaging, storing, and  
15 transporting of freight and handling of passenger traffic, rail and  
16 motor vehicle transfer and terminal facilities, water transfer and  
17 terminal facilities, air transfer and terminal facilities, and any  
18 combination of such transfer and terminal facilities, commercial  
19 transportation, transfer, handling, storage and terminal facilities,

1 and improvements relating to industrial and manufacturing activities  
2 within the district, and in connection with the operation of the  
3 facilities and improvements of the district, it may perform all  
4 customary services including the handling, weighing, measuring and  
5 reconditioning of all commodities received. A port district may also  
6 construct, condemn, purchase, acquire, add to and maintain facilities  
7 for the freezing or processing of goods, agricultural products, meats  
8 or perishable commodities. A port district may also construct,  
9 purchase and operate belt line railways, but shall not acquire the same  
10 by condemnation.

11 (2) A port district is prohibited from directly or indirectly  
12 participating in activity relating to residential real estate  
13 development.

14 **Sec. 2.** RCW 53.08.080 and 1989 c 298 s 2 are each amended to read  
15 as follows:

16 (1) Except as provided in subsection (2) of this section, a  
17 district may lease all lands, wharves, docks and real and personal  
18 property owned and controlled by it, for such purposes and upon such  
19 terms as the port commission deems proper: PROVIDED, That no lease  
20 shall be for a period longer than fifty years with option for  
21 extensions for up to an additional thirty years, except where the  
22 property involved is or is to be devoted to airport purposes the port  
23 commission may lease said property for such period as may equal the  
24 estimated useful life of such work or facilities, but not to exceed  
25 seventy-five years: PROVIDED FURTHER, That where the property is held  
26 by the district under lease from the United States government or the  
27 state of Washington, or any agency or department thereof, the port  
28 commission may sublease said property, with option for extensions, up  
29 to the total term and extensions thereof permitted by such lease, but  
30 in any event not to exceed ninety years.

31 (2) A port district is prohibited from participating in leasing  
32 activity relating to residential real estate development.

33 **Sec. 3.** RCW 53.08.245 and 1985 c 125 s 1 are each amended to read  
34 as follows:

35 (1) It shall be in the public purpose for all port districts to

1 engage in economic development programs. In addition, port districts  
2 may contract with nonprofit corporations in furtherance of this and  
3 other acts relating to economic development.

4 (2) The contracts authorized under this section do not include  
5 those relating to residential real estate development.

6 **Sec. 4.** RCW 53.08.400 and 2002 c 218 s 27 are each amended to read  
7 as follows:

8 (1) A port district may enter into a contract with any city, town,  
9 or county for the purpose of exercising any powers of a community  
10 renewal agency under chapter 35.81 RCW.

11 (2) The contracts authorized under this section do not include  
12 those relating to residential real estate development.

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